

REFERENCE: 7049 – Lloyds Pharmacy Ltd, Alsager



Freehold Retail Investment Let to Lloyds Pharmacy Ltd - Alsager

ADDRESS: 25, Lawton Road, Alsager, Stoke on Trent, Staffordshire, ST7 2AA

- Prominent Location.
- Let to Lloyds Pharmacy Ltd.

LOCATION

Alsager lies approximately 5 miles east of Crewe, 10 miles north west of Stoke on Trent and is accessible via the M6 (Junction 16) which links with the B5078.

SITUATION

The property is located within this busy parade adjacent to a large Co – Op and opposite a Post Office.

DESCRIPTION

An end of terrace building comprising a Large Ground Floor Shop with Basement and internal access to First Floor Ancillary and a First Floor Beauty Salon. The property also benefits from a Large Car Park for up to 9 cars.

ACCOMMODATION

Ground Floor Shop:

Gross Frontage – 36'2", Internal Width – 33'2" (Max), Built Depth – 52'4",

Sales – 1,200 Sq. Ft. (Approx), Dispensary – 245 Sq. Ft. (Approx), Storage – 130 Sq. Ft. (Approx), Basement Storage – 415 Sq. Ft. (Approx)

First Floor:

Kitchen / Staff – 140 Sq. Ft., Beauty Salon – 700 Sq. Ft. & 2 WCs

Total Area – 2,830 Sq. Ft. (Approx)

TENANCY

The entire property is let on a full repairing and insuring lease to Lloyds Pharmacy Ltd for a term of 15 years from 24 June 1998 at a rental of £21, 300 p.a. exclusive. The Beauty Salon at first floor level is sub let.

RENT: £21,300 p.a. **TENURE:** Freehold **VAT IS:** Applicable.

PRICE: Offers in excess of £340, 000 – 6% Net

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